PLAT NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD). SEWER SERVICES WILL BE PROVIDED BY GUADALUPE—BLANCO RIVER AUTHORITY (GBRA). ELECTRIC SERVICES WILL BE PROVIDED GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC). TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR

- 2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF
- 3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 5. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION LIMITS OF THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- 6. THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- 7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0095F AND 48187C0115F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
- 8. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION
- ALONG: A. GREEN FINCH — LOT 904, BLOCK 22; LOTS 905 AND 909, BLOCK 25.
 B. WHITE WAGTAIL — LOT 905, BLOCK 22 AND LOT 906, BLOCK 24.
 C. SONG SPARROW — LOT 907, BLOCK 25; LOT 908, BLOCK 25; AND LOT 909,
- 10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - A. GREEN FINCH, WHITE WAGTAIL AND SONG SPARROW.
- 11. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100—YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET. WATER FROM LEAVING THE STREET.
- 12. THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLANT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 83 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH
- 13. ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY
- 14. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL
- 15. TEMPORARY HAMMERHEAD EASEMENT AT THE END OF SONG SPARROW AND WITHIN LOTS 906, BLOCK 24 (DRAINAGE), 907, BLOCK 24 (ACCESS & MAINTENANCE) AND 908, BLOCK 25 (DRAINAGE) WILL BE ABANDONED AND REMOVED UPON CONNECTION TO FUTURE DEVELOPMENT OF ADJACENT PROPERTY.

KNOW ALL MEN BY THESE PRESENTS:

, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295 290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED NOVEMBER 2, 2020



FINAL PLAT ESTABLISHING

LAUBACH SUBDIVISION, UNIT 6

BEING A 17.99 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, AND THE WILLIAM H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 150.073 ACRE TRACT, RECORDED IN DOCUMENT NO. 2015025182, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

GBRA NOTES:

- 1. GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) HAS EXISTING EASEMENTS IN THE AREAS DESIGNATED ON THIS PLAT. GBRA RIGHTS TO THE EXISTING EASEMENTS SHALL BE PRESERVED AND THIS PLAT SHALL NOT NEGATE THOSE RIGHTS IN ANY
- 2. GBRA IS HEREBY DEDICATED THE EASEMENTS AND RIGHT—OF—WAYS IN THE AREAS DESIGNATED ON THIS PLAT AS ACCESS ROADWAYS FOR THE PURPOSE OF UTILIZING, INSPECTING, MAINTAINING, REPAIRING, AND RECONSTRUCTING ACCESS ROADWAYS TO
- 3. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GRBA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF OR ANY OTHER OBSTRUCTION WHICH MAY ENDANGER OR INTERFERE WITH MAINTENANCE OF GBRA FACILITIES AND ACCESS ROADWAY.
- 4. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- 5. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 6. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- 7. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.

GVSUD NOTES:

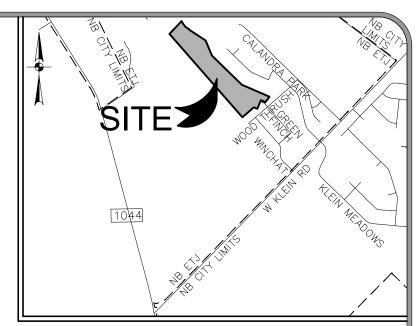
EASEMENT CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN HERETO, IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WIT THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCTED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GVEC NOTES:

- 1. GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE
- 2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED
- 3. ANY EASEMENT DESIGNATED AS A GVEC 20'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.



LOCATION MAP NOT TO SCALE

G.V.E.C. SHALL HAVE ACCESS

TO THE METER LOCATIONS

NOTE: G.V.E.C. WILL MAINTAIN

5' EASEMENT FOR SERVICE

ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.	FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.		
REAR	P P		
DISTANCE VARIES) Control of Meters Contro	HOUSE ELECTRIC METER 5' MAX FROM CORNER OF HOUSE 25' MIN. (DISTANCE VARIES)		
LOT LOT B A	15' OR 20' UTILITY EASEMENT		
PROPER (STREE	RTY LINE		
TYPICAL EASEMENT ON INTERIOR PROPERTY LINE			

APPROVED THIS THE DAY OF BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE	PLANNING DIRECTOR
DATE	CITY ENGINEER

STATE OF TEXAS

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LAUBACH SUBDIVISION, UNIT 6 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN

OF

SCALE: 1" = 400"

LAUBACH PARTNERS, LLC BY: RICHARD MOTT — AUTHORIZED AGENT 16350 BLANCO ROAD, SUITE 114 SAN ANTONIO, TX 78232

STATE OF TEXAS COUNTY OF COMAL THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20___,

TON	ΓARΥ	PUBLIC,	STATE	OF	TEXAS	
ИY	COM	MISSION	EXPIRES	S:		

STATE OF TEXAS COUNTY OF GUADALUPE

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY

FINAL PLAT ESTABLISHING

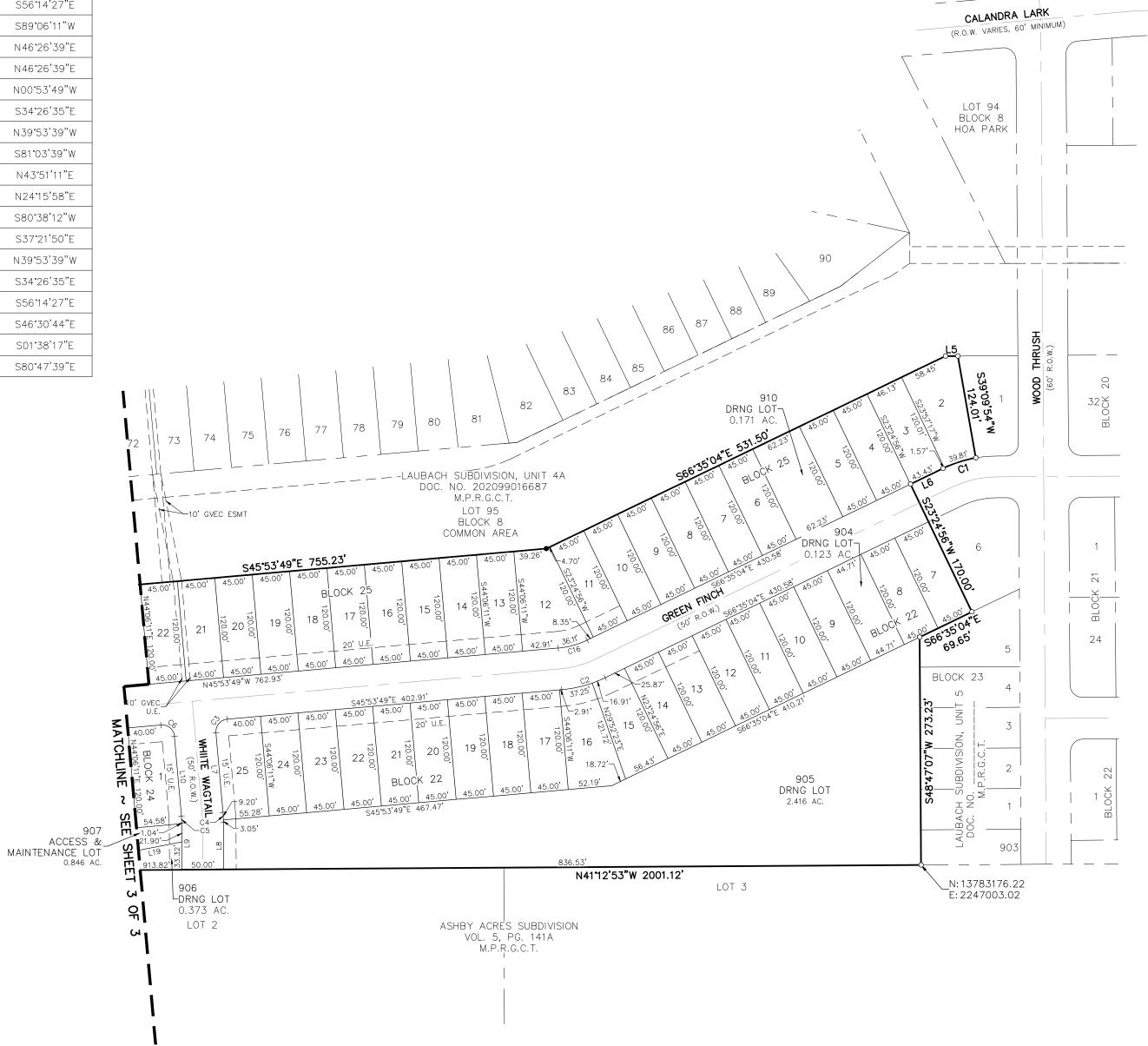
LAUBACH SUBDIVISION, UNIT 6

BEING A 17.99 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, AND THE WILLIAM H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 150.073 ACRE TRACT, RECORDED IN DOCUMENT NO. 2015025182, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	41.38'	150.00'	015°48'28"	20.82'	41.25	N58°40'50"W
C2	54.16	150.00'	020°41'15"	27.38'	53.87'	S56°14'27"E
С3	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°06'11"W
C4	12.26'	150.00'	004°40'56"	6.13'	12.25'	N46°26'39"E
C5	8.17	100.00'	004°40'56"	4.09'	8.17'	N46°26'39"E
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°53'49"W
C7	59.97	150.00'	022°54'28"	30.39'	59.57'	S34°26'35"E
C8	59.01	100.00'	033°48'37"	30.39'	58.16'	N39°53'39"W
С9	22.06	15.00'	084°16'48"	13.57	20.13'	S81°03'39"W
C10	25.83'	150.00'	009°51'52"	12.94	25.79'	N43°51'11"E
C11	11.64'	15.07'	044°15'42"	6.13'	11.36'	N24°15'58"E
C12	142.13	50.00'	162°52'10"	331.97'	98.88'	S80°38'12"W
C13	10.18	15.00'	038°52'15"	5.29'	9.98'	S37°21'50"E
C14	88.51	150.00'	033°48'37"	45.59'	87.24	N39°53'39"W
C15	39.98'	100.00'	022°54'28"	20.26'	39.72'	S34°26'35"E
C16	36.11'	100.00'	020°41'15"	18.25	35.91'	S56°14'27"E
C17	55.48'	300.00'	010°35'42"	27.82'	55.40'	S46°30'44"E
C18	38.68'	28.00'	079°09'12"	23.14'	35.68'	S01°38'17"E
C19	38.68'	28.00'	079°09'31"	23.15	35.68'	S80°47'39"E

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	54.26	S27°38'46"E	
L2	72.97'	S37°49'53"E	
L3	73.60'	S56°30'51"E	
L4	6.55'	S30°13'56"W	
L5	14.79'	S41°16'56"E	
L6	43.43'	S66°35'04"E	
L7	95.80'	N44°06'11"E	
L8	56.26'	N48°47'07"E	
L9	56.26	S48°47'07"W	
L10	95.80'	S44°06'11"W	
L11	54.20'	S37°44'15"E	
L12	97.09'	N80°06'43"E	
L18	39.37'	N41°12'53"W	
L19	61.24	S51°48'35"E	
L20	27.00'	S41°12'33"E	
L22	19.00'	S41°12'53"E	
L23	20.00'	S48°46'57"W	
L24	20.00'	N48°46'57"E	

L25 19.00' S41°12'53"E



PLAT PREPARED NOVEMBER 2, 2020



290 S. CASTELL AVE., STE. 100 NEW BRAUNFELS, TX 78130 TBPE FIRM F-10961

HORIZONTAL SCALE: 1:100

LEGEND:

= FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "DAM"
(UNLESS NOTED OTHERWISE)

= SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"

U.E. = UTILITY EASEMENT
UTIL = UTILITY
ESMT = EASEMENT
DRNG = DRAINAGE
ROW = RIGHT-OF-WAY

R.O.W. = RIGHT-OF-WAY

M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS

AUBACH SUBDIVISION, UNIT 6

BEING A 17.99 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, AND THE WILLIAM H. PATE SURVEY NO. 22, ABSTRACT NO. 259, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 150.073 ACRE TRACT, RECORDED IN DOCUMENT NO. 2015025182, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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 = FND 1/2" IRON PIN W/
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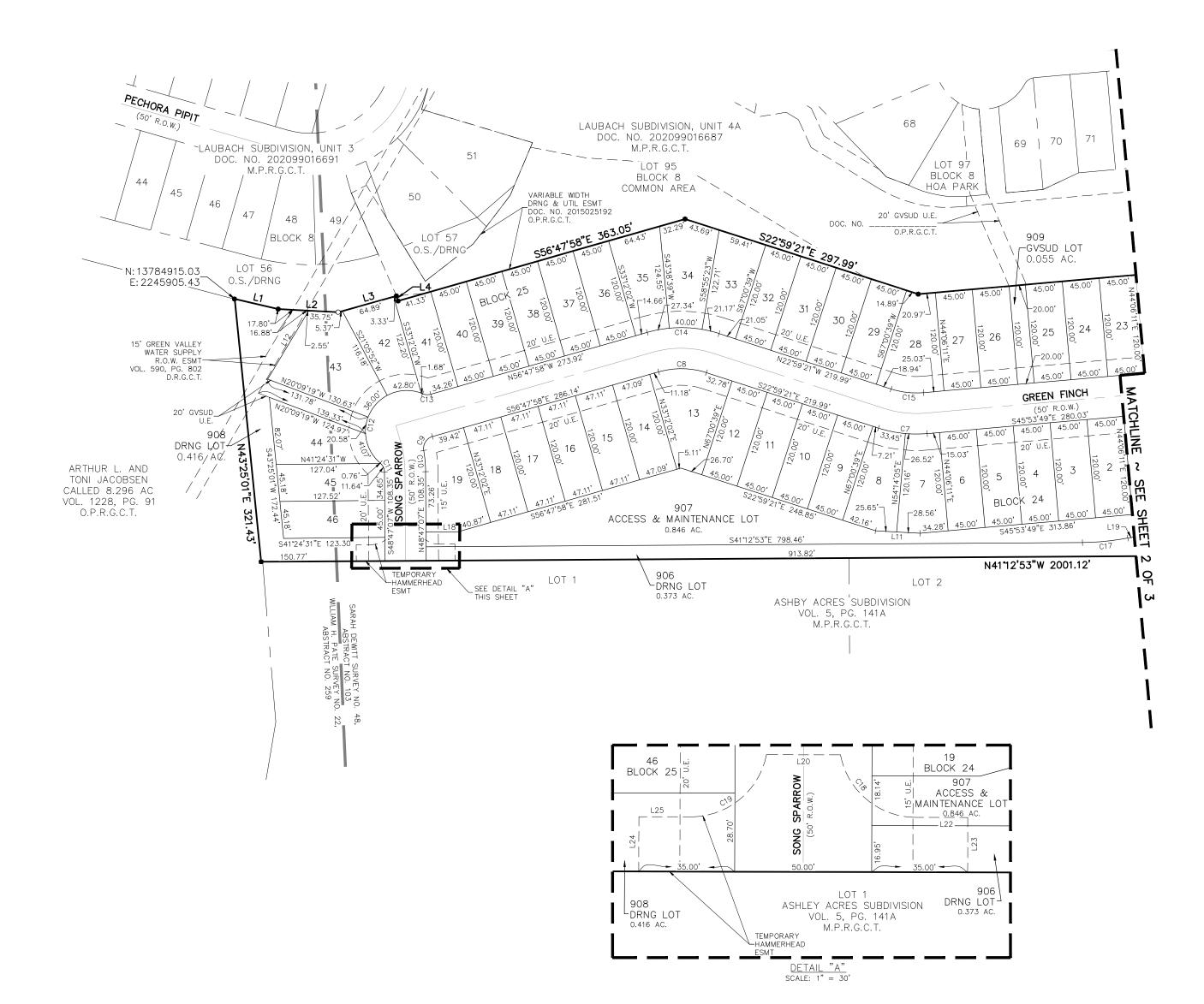
 = SET 1/2" IRON PIN W/
 PLASTIC CAP STAMPED "HMT"

 U.E. = UTILITY EASEMENT
 O.S. = OPEN SPACE
 UTIL = UTILITY
 ESMT = EASEMENT

 DRNG = DRAINACE

GUADALUPE COUNTY, TEXÁS

- DRNG = DRAINAGE
- R.O.W. = RIGHT-OF-WAYM.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,



PLAT PREPARED NOVEMBER 2, 2020



290 S. CASTELL AVE., STE. 100 NEW BRAUNFELS, TX 78130 TBPE FIRM F-10961

SEE SHEET 2 OF 3 FOR CURVE AND LINE TABLES